

Section 2 – Project Narrative

Zoning:	Village District (V)
Overlay Zone:	Stream Protection Shoreland Zone
Acreage:	8.39 acres
Tax Map/Lot:	Map 211 Block 9 Lot 1
Existing Use:	Assisted Living Facility – “Nursing Home”
Proposed Use:	Assisted Living Facility – “Nursing Home”

960 Meadow Road Holdings, LLC is proposing to expand the existing Country Village Assisted Living Facility at 960 Meadow Road in Casco, Maine.

Existing Conditions

The Country Village Assisted Living facility has been serving the Town of Casco and surrounding areas for over 25 years. The existing building, constructed in 1890, contains the resident’s rooms, common space, offices and kitchen facilities. The property also contains paved parking, landscaping and lawn areas for the residents. The facility currently provides care for a maximum of 30 residents.

Proposed Development

Over the years there has been a sizable waiting list, but with only 30 beds, it is difficult to provide service to the area at its current size. To increase the facility’s capacity, the applicant is proposing to construct a 5,115 square foot expansion of the existing building consisting of a 2,735 square foot single story footprint and 2,380 square foot two story footprint. The construction will provide an additional 15 beds totaling 45 beds through the facility. The building expansion will also include communal living space, kitchenette and additional medical rooms. The building will also include a wrap around covered porch.

The site improvements will also include a new paver courtyard, ADA ramps and landscaping.

Parking Layout

With the incorporation of the new resident rooms, additional employees will be necessary. To accommodate the expanded facility, the existing substandard parking lot will also need to be reconstructed. The site design will utilize the existing driveway entrance onto Meadow Road, continuing into the new parking lot. The design incorporates one-way driveways with a combination of perpendicular and angle parking.

Based on parking requirement table within §215-5.22-*Off Street Parking* the required number of parking spaces for a Nursing Home use is 1 space per 3 bedrooms and 1 space per expected average employee occupancy. Since the facility will include 45 total resident beds and an anticipated maximum of 8 on-site employees, the minimum parking space requirements is 23 total spaces. The current design incorporates 25 total parking spaces. In addition, the design incorporates one (1) handicap accessible parking space as required by the Americans with Disabilities Act (ADA) regulations.

Utilities

The property is currently served by a private on-site drilled potable well and private subsurface wastewater disposal system. The proposed expansion will be served by:

- Potable Water – The site is currently utilizing a drilled potable well. The well will be used by the new addition post construction. The water service will be run internally from the existing building. Based on the history of the well and its ability to yield water for the existing facility without running dry, even in drought conditions, we anticipate the new addition will have available water generated by the well. The applicant has been informed to monitor the condition of the existing pump more frequently than its current schedule due to the additional usage for the addition.
- Fire Protection Water – The new addition will require the installation of a sprinkler system. The design of this system is currently being prepared and the final design will be provided to the code enforcement department at the time of building permit requests.
- Wastewater Disposal – The existing facility is currently served by a subsurface wastewater disposal system located to the rear of the development. Incorporating the additional resident beds and increase in employees, the design flow was approximated to be 3,012 gallons per day.

During the initial design stages of the project, an investigation into the condition of the existing system was performed. The relatively large stone bed system was built in 2006 and has been determined to be in the process of failing due to its age and reduction in infiltration capacity. As part of this project, and taking into account the additional residents and employees, the wastewater disposal field will be reconstructed utilizing a more modern design than the existing. To further reduce the potential for any downstream pollutants, advanced wastewater treatment units, including nitrate removal, will be incorporated into the design, above and beyond what is in place now. We have been working with Main-Land Development Consultants and their Senior Environmental Scientist and Engineer on the updated design, necessary studies and field investigations. Since the wastewater design flow exceeds 2,000 gallons per day, the design of the system was classified as an Engineered Wastewater Disposal System. A system of this size requires the approval of not only the local code enforcement officer, but with the State of Maine Department of Health and Human Services. The application was submitted to the state on March 18, 2026 and received state approval on April 14, 2026.

- Electrical and Communication Services – The proposed building expansion will utilize an existing overhead utility service connected to the existing building. We anticipate the service from the existing utility pole will need to be upgraded, but the final determination will be provided by Central Maine Power Company prior to construction.